114.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,300 / 637,300
					USE VALUE:	637,300 / 637,300
					ASSESSED:	637,300 / 637,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROWLEY PHILIP D/ETAL
Owner 2:	CULVINER NORMA D
Owner 3:	
Street 1:	23 CARL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5129.000	235,600		401,700	637,300
Total Card	0.118	235,600		401,700	637,300
Total Parcel	0.118	235,600		401,700	637,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.81 /Parcel: 368.81

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 73262

GIS Ref

GIS Ref

Insp Date 08/24/18

!8882!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 114.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,600	0	5,129.	401,700	637,300		Year end	12/23/2021
2021	101	FV	227,500	0	5,129.	401,700	629,200		Year End Roll	12/10/2020
2020	101	FV	227,500	0	5,129.	401,700	629,200	629,200	Year End Roll	12/18/2019
2019	101	FV	196,700	0	5,129.	407,400	604,100	604,100	Year End Roll	1/3/2019
2018	101	FV	196,700	0	5,129.	304,200	500,900	500,900	Year End Roll	12/20/2017
2017	101	FV	196,700	0	5,129.	275,500	472,200	472,200	Year End Roll	1/3/2017
2016	101	FV	196,700	0	5,129.	264,000	460,700	460,700	Year End	1/4/2016
2015	101	FV	184,200	0	5,129.	223,800	408,000	408,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:05:49

LAST REV

Date	Time
09/24/18	11:41:33
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULESKY MARJORI	26324-454		5/17/1996		181,000	No	No	Y	

USER DEFINED

Prior Id # 1:	73262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2004	1204	Manual	13,000					construct new chim

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Meas/Inspect	294	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/7/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5129		Sq. Ft.	Site		0	70.	1.12	5									401,708						401,700	

Total AC/HA:	0.11775	Total SF/SM:	5129	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,708	Spl Credit		Total:	401,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	146.345
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320072
Depreciation:	84499
Depreciated Total:	235573

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

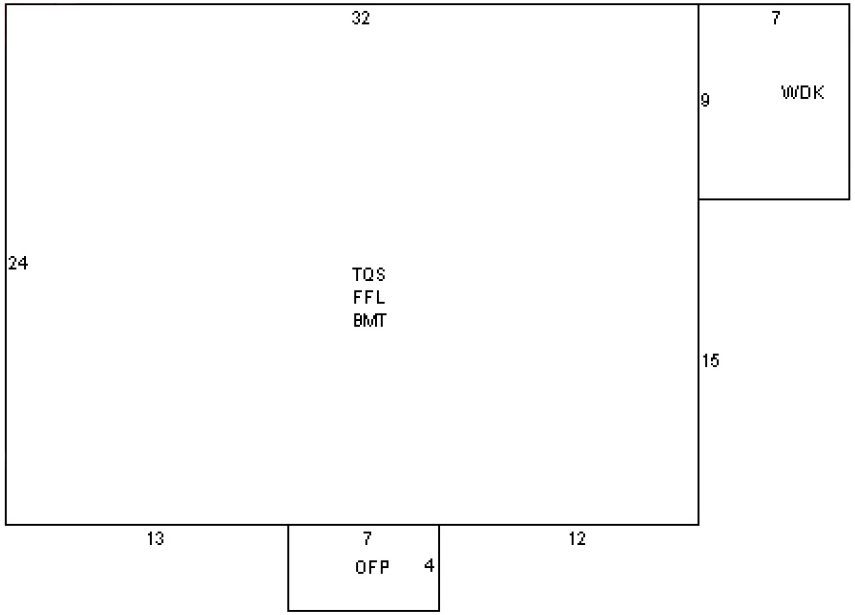
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	146.35
Special Features:	0	Val/Su Net:	106.95
Final Total:	235600	Val/Su SzAd	175.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.170	44,676
FFL	First Floor	768	146.350	112,393
TQS	3/4 Story	576	146.350	84,295
WDK	Deck	63	15.770	993
OFP	Open Porch	28	43.360	1,214

Net Sketched Area:	2,203			Total:	243,571
Size Ad	1344	Gross Area	2395	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc